



Holme Bank, Rossendale, BB4 6HJ

£265,000

AN IDYLIC FAMILY HOME

Nestled on the charming Holme Bank, Rossendale, this delightful three-bedroom mid-terraced house offers a perfect blend of modern living and traditional charm. The property has been meticulously updated and presented to the highest standard, showcasing immaculate attention to detail throughout.

Upon entering, you are greeted by an impressive open-plan living space that is both inviting and functional, ideal for family gatherings or entertaining guests. The contemporary fixtures and fittings enhance the overall aesthetic, while the enviable kitchen extension provides a stylish area for culinary pursuits. Each of the three double bedrooms is generously sized, ensuring ample space for relaxation and comfort.

The property boasts two well-appointed bathrooms, designed with neutral decorations that create a serene atmosphere. The thoughtful layout and design make this home not only practical but also a true sanctuary.

Situated in a picturesque setting, this residence is not overlooked, allowing for a sense of privacy and tranquillity. Despite its serene location, it is merely a stone's throw away from the vibrant town centre, offering a variety of shops, cafes, and amenities. Additionally, the property benefits from excellent transport links, with convenient access to bus routes and major motorways connecting you to Manchester, Burnley, and Bury.

This home is a true credit to its current owners, having been transformed into a luxurious and stylish family abode. It presents an exceptional opportunity for those seeking a modern lifestyle in a beautiful setting.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	75
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 3  2  2  D

- Exceptional Mid Terrace Property
 - Modern Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Three Bedrooms
 - Abundance of Living Space
 - Tenure Leasehold
- Two Bathrooms and Downstairs WC
 - Low Maintenance Rear Yard
 - Council Tax Band A

Ground Floor

Dining Room

15'2 x 13'3 (4.62m x 4.04m)
UPVC double glazed frosted front door, UPVC double glazed window, cast iron multifuel burner with tiled hearth, open to reception room and stairs to first floor.

Reception Room

15'3 x 15'2 (4.65m x 4.62m)
Central heating radiator, slate fireplace, inset shelving, television point, under stairs storage and open to kitchen.

Kitchen

14'4 x 8'1 (4.37m x 2.46m)
UPVC double glazed window, upright central heating radiator, range of high gloss wall and base units with wood effect work surfaces, composite sink and drainer with spring pull mixer tap, integrated Beko oven with five ring gas hob and extractor hood, integrated dishwasher, spotlights, wood effect laminate flooring and open to inner hall.

Inner Hall

5'9 x 3'11 (1.75m x 1.19m)
Spotlights, space for American-style fridge freezer, wood effect laminate flooring, door to WC and UPVC double glazed door to rear.

WC

5'9 x 2'10 (1.75m x 0.86m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, spotlights and wood effect laminate flooring.

First Floor

Landing

29'11 x 5'9 (9.12m x 1.75m)
UPVC double glazed window, two central heating radiators, spotlights, smoke detector, plumbing for washing machine, space for dryer, doors leading to two bedrooms, bathroom and stairs to second floor.

Bedroom Two

11'9 x 10'7 (3.58m x 3.23m)
UPVC double glazed window, central heating radiator, boiler cupboard and walk-in wardrobe.

Walk-in Wardrobe

5'10 x 3'7 (1.78m x 1.09m)
Sensor lighting.

Bedroom Three

13'6 x 9'9 (4.11m x 2.97m)
UPVC double glazed window, central heating radiator and walk-in wardrobe.

Walk-in Wardrobe

5'10 x 3'7 (1.78m x 1.09m)
Sensor lighting.

Bathroom

10'0 x 6'1 (3.05m x 1.85m)
UPVC double glazed frosted window, upright central heating radiator, dual flush WC, panel bath with mixer tap and rinse head, double direct feed rainfall shower enclosed with rinse head, vanity top wash basin with mixer tap, tiled elevations, spotlights, part PVC to ceiling and tiled effect lino flooring.

Second Floor

Landing

11'5 x 2'3 (3.48m x 0.69m)
Spotlights, smoke detector and door to bedroom one.

Bedroom One

21'0 x 10'8 (6.40m x 3.25m)
Two Velux windows, central heating radiator, spotlights, eave storage, wood effect laminate flooring and door to en suite.

En Suite

9'3 x 5'6 (2.82m x 1.68m)
Velux window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in electric feed shower, tiled elevations, spotlights, LED illuminated mirror and lino flooring.

External

Rear

Enclosed yard with artificial lawn.

Front

Patio forecourt



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